

Decree in Specific  
Performance of contract

**IN THE COURT OF THE ADDL. CIVIL JUDGE & JMFC.,  
CHANNAPATNA.**

**ORIGINAL SUIT NO.254/2017**

**Plaintiff:** Smt.Ningamma,  
W/o Late Basavaraju,  
Aged about 65 years,  
R/at Mangadahalli Village,  
Virupakshipura Hobli,  
Channapatna Taluk,  
Ramanagara District.

**V/s**

**Defendants:** 1. Sri.Marigowda,  
S/o Late Siddegowda,  
Aged about 66 years  
  
2. Sri.Mahadeva,  
S/o Marigowda,  
Aged about 40 years,  
  
3. Sri.Balarama,  
S/o Marigowda,  
Aged about 38 years,  
  
4. Sri.Shivakumar,  
S/o Marigowda,  
Aged about 35 years,

All are R/at Mangadahalli Village,  
Virupakshipura Hobli,  
Channapatna Taluk,  
Ramanagara District.

**DECREE**

This Specific Performance of contract suit was filed on 17.11.2017 by the plaintiff prays that this Hon'ble Court may be kindly pass the Judgment and Decree in favour of the plaintiff, against the defendants as follows.

- a) Directing the defendant to come and execute the proper and regular sale deed, in respect of the suit schedule property, by receiving the balance of sale consideration of Rs.10,000/- (Rupees Ten Thousand only), and get it registered in favour of the plaintiff, at the costs of the plaintiff.
- b) If the defendants fail to execute the proper and regular sale deed, in pursuance of the decree to be passed, then the same will be executed by this Hon'ble court, through its machinery,
- c) For possession of the suit schedule property,
- d) For costs of this suit,
- e) For such other relief/s.

This suit is coming on this 15<sup>th</sup> day of April, 2026 for final disposal before **Sri. Suresha. S.N., B.A., L.L.B., Addl. Civil Judge & J.M.F.C., Channapatna**, represented by Sri. MKP, advocate for the plaintiff and Sri. NG, advocate for Defendants.

**By pronouncing Judgment,**

It is ordered and decreed that, the suit filed by the plaintiff is hereby decreed with cost.

It is further ordered and decreed that, the defendants are hereby directed to execute registered sale deed as per the terms of agreement of sale dated 13.04.2015 within two months from the date of this Judgment by receiving balance sale consideration of Rs.10,000/- (Ten thousand rupees only), failing which the plaintiff can get the sale deed through the process of this Court.

Given under my hand and the seal of this court, dated this the 27<sup>th</sup> day of April 2026.

**(SURESHA.S.N)**  
**Addl. Civil Judge & JMFC,**  
**Channapatna.**

**Memorandum of costs incurred in this suit**

Particulars	Plaintiff Rs.	Defendants Rs.
Court fee on plaint	14325-00	-
Court fee on power	-	-
Process fee	90-00	-
Pleader's fee FC not filed	0-00	-
<b>Total</b>	<b>14415-00</b>	<b>-</b>

**(SURESHA.S.N)**  
**Addl. Civil Judge & JMFC,**  
**Channapatna.**

**SCHEDULE**

All that piece and parcel of agricultural dry land bearing Sy. No.183/2, measuring 00.19.04 guntas, situated at Mangadahalli Village, Virupakshipura Hobli, Channapatna Taluk, Ramanagara District and bounded on the:

East by : Channapatna Halagur Road,  
West by : Land of Mooga,  
North by : Land of Nannappa,  
South by : Land belongs to defendants,  
in other survey number.

**(SURESHA.S.N)**  
**Addl. Civil Judge & JMFC,**  
**Channapatna.**